

**MSC:** South Atlantic Division

**Modernization Proposal - MSC Priority Number:** 3

**District:** Mobile

**Water Resources Project Name and State:** Allatoona Project, Georgia

**PWI Number:** 00220

**Recreation Area:** Cherokee Mills Day Use Area

## 1. Current Condition of the Area

The park contains 46 acres and consists of a boat launching area and a separate day use area. The boat launching area is in good condition with a 101 car & trailer parking spaces, three paved launching lanes and a composting toilet. The boat launching area is manned by a park attendant from mid April through Labor Day, five days each week. Entrance into the boat launching area is from Bells Ferry Road.

The day use area is separated from the boat launching area with an entrance off Bells Ferry Road . The entrance into the highway is at the bottom of two hills with very limited vision in both directions. The GA DOT plans to widen the highway to four lanes which will eliminate this entrance. The road into the day use area is only wide enough for two cars to meet in selected locations. All roads are gravel with no organized parking. With traffic driving all over the woods we have had numerous trees die and sheet erosion throughout the area. Picnic tables are wood and scattered throughout the area and chained to trees to prevent theft. The only sanitary facilities are two pit toilets. There is no park attendant and no fee collection. The area is frequented by PWC users and other groups because of it's flat sandy shoreline.

Public behavior at times has been a problem especially with no way to limit the numbers in the area. Operation of the day use area has been from Memorial Day to Labor Day.

## 2. Congressional District – Georgia Sixth, Rep. Johnny Isakson

### Cherokee Mills Visitation and Revenue (X 1000)

	PY-6	PY-5	PY-4	PY-3	PY-2	PY-1	PY	PY+1	PY+2	PY+3
Visitation	135.2	97.3	132.3	118.2	120	123	125	150	160	170
Revenue (Total)	\$21.9	\$20.9	\$21.0	\$26.7	\$28.0	\$30.0	\$32.0	\$50.0	\$55.0	\$60.0

### **3. Public Involvement**

The area is heavily used by personal watercraft (PWC) users. We attempted to close a portion of this area in 1997 due to budget limitations but were unable due to public resistance. Congressman Gingrich's office was very interested in keeping the area open and we are confident that Congressman Isakson will be very interested in it's modernization. We plan to have one preliminary workshop with the PWC users and a second with all possible interested groups. If an additional meeting is necessary we will have one. We will NOT attempt to modernize this area without further public participation.

### **4. Impact on the Local Economy**

Consumable Economic Day Use Benefits for Allatoona for CY 1998 (using the 1992 WES study) were \$102,434,609.33 for 5,631,679 day use visits at \$21.50 per visit. With an expected increase of 67,709 visits there will be a corresponding increase of \$1,455,744 in economic benefits.

### **5. Proposed Modernization and Cost**

#### **Action**

- a. Move park entrance to East Bells Ferry Road to provide more stacking distance and safer access. Close existing picnic entrance.
- b. Route boat ramp and day use area traffic through one entrance during daylight hours and retain the existing boat ramp entrance for night launching.
- c. Construct a one way and two way road system for access to the day use area and paved parking areas and a two way road to the existing boat ramp. All vehicle access will be on paved surfaces.
- d. Erect picnic shelter for group use and reservations with separate parking.
- e. Construct open play area for softball, soccer etc.
- f. Construct a PWC launching area with two summer launching lanes and PWC trailer parking. The PWC trailer parking will be incorporated with the rest of the area parking adjacent to the PWC shoreline area.
- g. Install vinyl sheet pile walls for shoreline protection in three small areas.
- h. Smooth one side of the shoreline and add river sand for PWC use.
- i. Smooth other areas of the shoreline and add white beach sand for swimming areas.
- j. Rework the picnic areas and construct impact areas at each picnic site to accommodate more people and reduce compaction & maintenance. Add 10 additional picnic sites (total 50)
- k. Construct a walking trail throughout the area.
- l. Construct a standard flush toilet (plans on shelf) for the picnic area.
- m. Convert the Composting toilet at the boat ramp to a flush toilet.

<b><u>Cost</u></b>	<b>Estimate \$(1000s)</b>
a. Clearing, grubbing & drainage	75.0
b. Grading	50.0
c. Base & paving	180.0
d. Entrance control station	50.0
e. Park attendant campsites (2)	10.0
f. 3600 LF of walking trail	36.0
g. 50 picnic sites	40.0
h. 1000 LF of vinyl sheet pile wall	50.0
i. Standard flush toilet & septic system	150.0
j. Convert composting toilet to flush	25.0
k. Concrete boat ramps (2)	10.0
l. Underground utilities	30.0
m. Picnic shelter & erection	40.0
n. Gates & landscaping	<u>30.0</u>
<b>TOTAL</b>	<b>\$776.0</b>

### **Execution of the Modernization Within the Budget Year**

- a. Design & Public Involvement - The design for the modernization will be done with O&M funds by a regional Landscape Architect who is a staff member at Lake Lanier (50 miles away). The public involvement will begin in FY 2001 and hopefully be completed before the end of the fiscal year. We are already in touch with user groups and work well with the Cherokee County Parks & Recreation Authority as far as recreation needs in the county.
- b. Three types of contracts will be used.
  1. The current cost plus award fee contract has a facility modernization section that can be modified and expanded to use CG funding. The majority of the labor intensive work and building construction will be done with this contract.
  2. Rental of construction Equipment. This contract can be obtained with an 1155 small purchase contract issued by the project manager. The heavy grading for road construction will be done with this contract.
  3. Rental of Paving Equipment – The project keeps such a contract with option years to implement work with unexpected funding sources on short notice. The base material and paving mix will be supplied by delivery contracts which are renewed annually.

### **6. Projected O&M Savings**

Savings will be realized by moving the entrance to the boat ramp and day use area to one location as only one park attendant will be needed at the park. To operate the park on a seven day per week schedule will increase the gate attendant cost approximately \$5,000 with a revenue increase of \$23,350. By having a park attendant on duty the area will not be overused and maintenance reduced on the modernized facilities and the entire area could be operated from April through Mid

September to increase revenues & visitation. Public behavior can be better controlled by not exceeding the area's capacity. Modernization of the area will reduce maintenance costs in other nearby day use areas by providing alternatives and reducing overuse in those areas. Annual savings in maintenance and operation in Cherokee Mills and other nearby parks are estimated to be \$50,000.

I certify that this proposal is complete and accurate and that the modernization of this recreation area can be accomplished in the program year.

WILLIAM W. FULLER  
Chief, Operations Division

JAMES B. HILDRETH  
Deputy District Engineer for  
Programs and Project Management



NARROW ENTRANCE ROAD

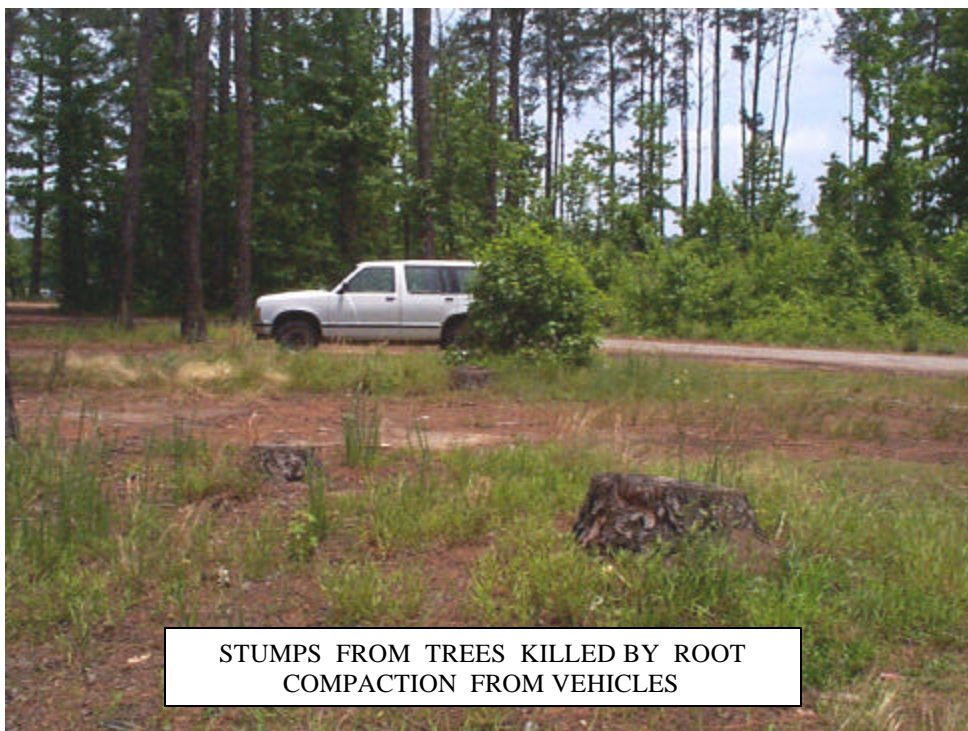


PIT TOILETS





EXPOSED ROOTS FROM VEHICLE TRAFFIC IN AREA



STUMPS FROM TREES KILLED BY ROOT  
COMPACTION FROM VEHICLES

